Bengaluru South City Corporation

Office of the Executive Engineer, Traffic Engineering and Mobility Cell, 2nd floor, 9th Main Road,
Jayanagara 2nd block, Bengaluru -560011 email: tecsouthpalike@gmail.com

No: EE/TE & M Cell/ BSCC/TEND/08/2026-27 Date: 17.06.2026

Proceeding of Pre-Bid Meeting

Venue: Office of the Chief Engineer [Zone-1],
Bengaluru South City Corporation,
2nd Floor, 9th Main Road,
Jayanagara 2nd Block,
Bengaluru - 560 011

Date: 24.06.2026 @ 15:00 Hrs.

Project Name: Selection of Agency for Implementation, Operation and Maintenance of On-street Smart Parking Management System on Identified Streets in BTM Layout Constituency under PPP Mode (22 roads covering nearly 19.51 km of road length, approx. 353 car slots and 2755 two wheeler slots)

Ref:
1. Tender Notification No: EE/TE & M Cell/ BSCC/TEND/08/2026-27, Date: 17.06.2026
2. Tender Indent No: BSCC/2026-27/SE00

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Officers Present:

1. Basavaraj R. Kabade, Chief Engineer [Zone-1], BSCC (through VC)
2. Ravi K V, Chief Engineer [Zone-2], BSCC
3. P. Janaradhan, Executive Engineer, [TE & M Cell], BSCC, in Chair
4. Reshma, Assistant Executive Engineer [TE & M Cell], BSCC.

Bidders Present:

1. Pratibha Rao, Head Finance, EmQos Embedded Engineering, Pvt. Ltd.
2. B.N. Girish, Director, SKS Infrastructure Pvt. Ltd.
3. Sakthivael, Parklens India Pvt. Ltd
4. Arjun Natarajan, Wii Tronics Solutions Pvt. Ltd

Consultants Present:

1. Mohan M, Associate – Mobility and Road Safety, Street Matrix Pvt. Ltd.

The meeting started as per the scheduled time and welcomed the officers present.

The below queries were received through KPP portal within specified time i.e., 24.06.2026 up to 16:00 Hrs.

Sl. No.	Queries Received	Replies
Pre-Bid Queries submitted by M/s. Parklens India Pvt. Ltd.		
1	Appendix H – Infrastructure Development The RFP requires deployment of surveillance cameras and/or sensors, communication devices, POS systems, digital signage, and supporting infrastructure. Requesting BSCC to facilitate permissions for pole mounting, power connectivity, OFC/fibre access, and right-of-way approvals required for deployment of the smart parking infrastructure.	The Service Provider shall be responsible for obtaining all approvals, permissions, and clearances required for deployment of the smart parking infrastructure. Right-of-Way (RoW) permissions under the jurisdiction of BSCC shall be provided by BSCC. For permissions and clearances from external agencies, including utility providers and statutory authorities, BSCC shall extend necessary assistance and coordination support, while the responsibility for securing such approvals shall rest with the Service Provider.
2	Appendix G – Note The RFP states that BSCC reserves the right to modify, extend, reduce, or rationalize the proposed parking limits and parking spaces during implementation and operations. Since the Service Provider will make substantial upfront investments based on the current inventory, we request that there be no downward revisions. If this has to be done, appropriate compensation/revenue adjustment, or a minimum guaranteed parking inventory mechanism should be provided.	Tender condition prevails.
3	We request BSCC support for enforcement activities through coordination with the Traffic Police for unauthorized parking, encroachments, towing, and repeat-offender management.	Tender condition prevails.
4	We request periodic tariff revisions, annual escalation, or inflation-linked revisions may be considered during the concession period to account for inflation, manpower escalation, electricity costs, telecom costs, and maintenance expenses.	Tender condition prevails.
5	Kindly clarify whether penalty collections arising from parking violations, overstays, or enforcement actions will form part of the revenue share calculation.	Revenue sharing shall be applicable only on parking fee collections as specified in the RFP. Overstay charges collected within the designated parking bays shall accrue to the Service Provider. Violation fees, fines, and other enforcement-related collections shall not form part of the revenue share calculation. Bidders are requested to refer to the Addendum issued to the RFP.
6	Kindly confirm whether advertisement rights or limited monetization opportunities on	Tender condition prevails.

	parking signages, digital boards, mobile applications, or parking infrastructure may be permitted with prior approval from BSCC.	
7	We request that the authority support the removal of encroachments, abandoned vehicles, construction materials, street vending obstructions, and other physical impediments affecting designated parking zones.	Any encroachments, hawker activity, abandoned vehicles and any other obstructions impeding the deployment of parking infrastructure shall be brought to the notice of BSCC by the Service Provider. BSCC shall take appropriate action in accordance with applicable rules. The Service Provider may assist and participate in such coordination as required.
8	The RFP requires deployment and maintenance of supporting power and connectivity systems. We request that the BSCC help support coordination with BESCOM and telecom providers for obtaining the required utility access and permissions.	Coordination with BESCOM and other statutory authorities for power connections shall be the responsibility of the Service Provider. However, BSCC shall extend full support in facilitating such coordination.
Pre-Bid Queries submitted by M/s. Wii Tronics Solutions Pvt. Ltd		
9	Section 9 – CONFIDENTIALITY, Clause 9.1, The clause states that a Security Deposit (refundable without interest) equivalent to 5% of the annual revenue share quoted by the Bidder shall be deposited. Since the bidding parameter is based on revenue share, kindly clarify the methodology for calculating the Security Deposit amount.	The Performance Security shall be equivalent to 5% of the estimated annual revenue share payable to BSCC based on the revenue share percentage quoted by the Successful Bidder and the estimated annual parking revenue considered by BSCC. The amount of Performance Security to be furnished shall be notified by BSCC to the Successful Bidder within 15 days from the date of issuance of the Letter of Acceptance (LoA).
10	Liability for Parked Vehicles The RFP states that "The contracting agency shall be fully responsible for any damages, losses, etc. of the parked vehicles. Bengaluru South City Corporation is in no way responsible for such damage/losses." We request modification as follows: "The contracting agency shall be responsible for damages, losses, etc. to parked vehicles arising due to negligence in the physical works (electrical, civil, or related infrastructure) executed by the contracting agency. Bengaluru South City Corporation shall not be responsible for such damages/losses."	Tender condition prevails.
11	Parking Bay Marking & Site Demarcation Kindly clarify whether BSCC or its authorized representative will assist the Service Provider in physically marking approved parking bays, no-parking zones, loading/unloading areas, reserved parking areas, and other designated spaces before commencement of operations.	The Service Provider shall be solely responsible for the marking of parking bays, no-parking zones, loading/unloading areas, reserved parking areas, and other designated spaces, including the provision and application of thermoplastic paint and associated infrastructure, in accordance with the approved plan and specifications. No physical assistance for such marking

		activities shall be provided by BSCC.
12	Digital Parking Receipts Kindly confirm whether electronic receipts generated through a mobile application, SMS, WhatsApp, web portal, UPI transaction reference, or any approved digital payment platform shall be considered valid proof of parking fee payment.	As per the provisions of the RFP, parking tickets/receipts shall be issued through Handheld Pay & Park Electronic Devices and/or electronic digital receipt mechanisms based on QR scan/digital payment methodology. The specific modes and platforms for issuance of electronic receipts, including mobile applications, SMS, WhatsApp, web portals, UPI transaction references, or other digital payment platforms, shall be finalized and approved by BSCC during the implementation stage. Once approved, such electronic receipts shall constitute valid proof of parking fee payment.
13	Operational Flexibility & Digital Initiatives The RFP mentions collection of parking fees under the approved tariff structure. Kindly clarify whether the Service Provider may propose dynamic operational measures such as promotional pricing, peak/off-peak operational controls, loyalty programs, digital incentives, or other customer engagement initiatives, subject to prior approval from BSCC.	Tender condition prevails.
14	Women-Reserved Parking Slots The RFP mentions deployment of women-reserved parking slots. Kindly clarify whether specific zones/sites have already been identified for such deployment and provide details regarding the proposed implementation approach envisioned by BSCC.	The provision of women-reserved parking spaces forms part of the Parking Action Plan prepared by BSCC. The locations and extent of such reserved parking spaces shall be identified by BSCC as part of the implementation of the Parking Action Plan. BSCC shall provide the necessary assistance and guidance for the deployment of women-reserved parking spaces during the implementation stage.
15	Availability of Layouts and Drawings Kindly confirm whether all approved parking layouts, GIS drawings, parking bay marking plans, site maps, traffic circulation plans, and approved operational plans will be shared with the selected Service Provider prior to commencement of implementation and operations.	The allocation plan in the RFP presents indicative implementation proposals. Detailed spatial planning and location finalization shall be carried out with the assistance of BSCC team during project implementation.
Pre-Bid Queries submitted by M/s. Karnataka Commercial & Industrial Corporation Pvt. Ltd.		
16	Contract Period The current concession period of 5 years is relatively short considering the significant capital investment required for deployment of smart parking infrastructure, including cameras, VMS boards, POS devices, IT systems, and enforcement mechanisms. We request the	Tender condition prevails.

	authority to kindly increase the contract period to at least 7-10 years, which will: • Ensure financial viability • Enable recovery of CAPEX and OPEX • Attract experienced and technically qualified bidders	
17	JV Lead Member As per the RFP, the Technology Service Provider is required to be the Lead Member in the consortium. We request to remove or relax this condition, allowing flexibility in consortium structuring. This will enable: • Participation of strong financial/operational • partners as lead • Better risk allocation among consortium members • Increased competition and improved bid quality	Tender condition prevails.
18	Experience Criteria The RFP requires prior experience in on-street enforcement activities using enforcement software. We request the authority to kindly remove or relax this requirement, as: • Enforcement can be handled through technology or partners • Many capable parking operators may not have direct enforcement experience	Tender condition prevails.
19	Enforcement Mechanism Where should the towed vehicles be parked until the respective owners report to claim them?	The detailed enforcement mechanism, including procedures related to towing operations, temporary holding locations for towed vehicles, vehicle release protocols, and other operational aspects, shall be finalized by BSCC in coordination with the Traffic Police and communicated to the service provider during contract execution.
20	Power and Electricity Connections Will BESCOM approvals and connections be facilitated by BSCC?	Refer response to Sl. No. 8.
21	Existing Encroachments / Hawkers • Many streets may have encroachments. • Will BSCC ensure clear sites before handing over?	Refer response to Sl. No. 7.
22	Compliance Summary for Infrastructure and Equipment – Parking wardens/ supervisors • Is the required number of wardens fixed	The number of parking wardens specified in the RFP represents the minimum manpower requirement to be deployed by the operator, considering the prescribed

	or flexible? • Can manpower be optimized based on actual demand?	operational hours and shift arrangements. Bidders may propose and deploy additional manpower, as deemed necessary, to ensure efficient operations and compliance with the performance requirements of the contract.
23	Advertisement / Additional Revenue Are bidders allowed to generate revenue through advertisements (VMS boards, signage, etc.)?	Tender condition prevails.
Pre-Bid Queries submitted by M/s. EmQos Embedded Engineering, Pvt. Ltd.		
24	Please confirm a valid council resolution/ government notification authorises pay-and-park on the specific roads listed in Appendix G, and that the notified tariff applies to them; and confirm whether clamping and towing and violation enforcement on these roads has the concurrence of the Bengaluru Traffic Police.	All necessary approvals, authorisations, notifications, and institutional concurrence required for implementation of pay-and-park operations and enforcement activities on the roads listed in Appendix G, including the applicable parking tariffs, have been obtained from the respective competent authorities.
25	Please confirm the equipment quantities in Section 4A (cameras, wardens, boards, studs, etc.) are indicative, and that bidders may propose alternative quantities and technical means to achieve the required availability, monitoring and enforcement outcomes.	The infrastructure and equipment specified in the RFP represent the minimum compliance requirements for the identified Smart Parking Management System. Bidders proposing alternative technology solutions may propose a modified infrastructure and equipment configuration, which shall be evaluated and approved by the Technical Evaluation Committee of BSCC.
26	Please confirm the stated parking-warden numbers (112 / 154) are indicative, and that bidders are free to propose higher or lower field-staffing levels consistent with their operating model, technology and the required service levels.	Refer response to Sl. No. 22.
27	Please confirm that enforcement of violations occurring OUTSIDE the designated parking bays (no-parking zones, footpaths, adjacent stretches) on the project roads is within the concession scope, and confirm BSCC's intent to put in place the municipal bye-law/ notification needed to make such violations enforceable and the resulting charges collectable under the concession.	Enforcement under the project shall extend to violations occurring outside the designated parking bays, including no-parking zones, sidewalks/footpaths, and adjacent segments within the identified street network specified in the RFP. BSCC shall facilitate the necessary approvals, notifications, and institutional coordination required for implementation of the enforcement framework.
28	Clamping/ towing charges: please confirm who is entitled to charges recovered from violators (concessionaire, via escrow, or Traffic Police) and the basis/ quantum of such charges. Confirm if BSCC has a tow lot or bidder has to supply one and staff the lot.	The Licensee shall facilitate clamping and towing of vehicles wherever required as specified in the RFP. The detailed enforcement framework shall be finalized by BSCC in coordination with the Bengaluru Traffic Police and communicated to the service provider during contract execution.
29	Please confirm BSCC's intent to coordinate	The detailed enforcement framework shall

	with the Bengaluru Traffic Police / Transport Department to enable an escalation pathway for non-paying / violating vehicles - including registered-owner notification using VAHAN 4.0 data (accessed via the authorised authority) and deep-linked digital payment notices to owners.	be finalized by BSCC in coordination with the Bengaluru Traffic Police and communicated to the service provider during contract execution.
30	Please describe the proof-of-concept/ live demonstration process: scope, location, who bears cost, evaluation method, and the timeline / dates - and whether the PoC occurs before or during evaluation and all bidders will be required to conduct a PoC.	BSCC has identified camera-based and sensor-based Smart Parking Management System technologies for implementation under the project. Bidders proposing an alternative technology solution shall submit a demonstration of the proposed technology as part of the Technical Bid. The proposed technology shall be evaluated by the Technical Evaluation Committee of BSCC in accordance with the provisions of the RFP.
31	Please confirm it is BSCC's intent to procure the latest proven technologies suited to Bengaluru conditions, and that the camera-based approach in the RFP is a baseline that bidders may exceed.	Tender condition prevails.
32	Please specify the schedule of parking-violation/ penalty fees payable by violators (the parking violation fee referenced in clause 3.17), the authority that sets and revises it, and confirm whether such fees are municipal charges that flow into the concession escrow (vs. statutory MVA fines). For overstay, please confirm whether any penalty applies beyond re-ticketing at the standard tariff.	Refer response to Sl. No. 29.
33	The bidder/ JV may include an Udyam registered MSME and/ or a DPIIT-recognised startup. Please confirm whether the EMD exemption available to MSMEs / recognised startups under applicable Government of India and Government of Karnataka procurement policies will be honoured for this tender, including (a) where the bidder is a Joint Venture and the Lead \ Member or any JV member holds such registration; (b) the documentary \ proof required (Udyam certificate/ DPIIT recognition); and (c) the mechanism to claim the exemption on the KPP portal.	Considering the PPP model adopted for the project, bidders are requested to comply with the EMD requirements specified in the RFP. All bidders shall furnish the Earnest Money Deposit (EMD) in accordance with the provisions of the RFP.
34	Two-wheeler bay demarcation standard. The RFP requires bays to be marked with thermoplastic paint per the approved site plan (cl. 3.6) and road markings per IRC standards/ Karnataka SOR 2023-24 (Section 4A), but does not specify a two-wheeler bay width. Please confirm: (a) the standard to which on-street two-wheeler bays must be demarcated -	The markings and demarcation of parking bays shall be carried out in accordance with the provisions specified in the RFP. The parking alignments and bay dimensions shall be as specified in the Parking Action Plan prepared by BSCC. For further clarification, bidders are requested to refer to the response provided against Sl. No. 15.

	whether bidders must follow DULT Parking Policy guidance, IRC standards, and/ or global best practice for bay geometry (e.g., a clear\ width of approximately 1.0 m per two-wheeler) and the minimum bay width/ dimensions expected; and (b) that where demarcation to the applicable standard yields a different number of two-wheeler slots than the indicative counts in Appendix G, the Appendix-G figures will be reconciled \to the actual standard-compliant count, with the operator's obligations, milestone targets and penalties assessed against that actual count rather than the indicative figure.	
35	The term provisions appear inconsistent. Please confirm definitively which applies: (i) a firm 60 months from COD; (ii) 36 months firm plus a discretionary 24-month extension (totalling 60 months), as GCC clause 2.3 reads; or (iii) a firm 60 months plus a discretionary 24-month extension (totalling 84 months). Please state the guaranteed minimum (non-discretionary) term, the trigger/ deadline for any extension request, and confirm whether the 'five years' referenced elsewhere is the firm term or the maximum term inclusive of the extension. As the operator finances 100% of CapEx / OpEx and all installed assets transfer to BSCC on expiry, the guaranteed minimum term is fundamental to the revenue-share bid.	The contract period shall be 60 months from the Commercial Operation Date (COD). The provision relating to extension of the contract under Clause 2.3 of the GCC stands deleted and shall be read accordingly. Bidders are requested to refer to the Addendum issued to the RFP.
36	Will the evaluation award credit for latest technology camera systems capable of automatic number-plate recognition (ANPR / LPR), given Criterion 2 already references ANPR?	Bidders may propose advanced technology solutions, innovative techniques, methodologies, and other value-added features as part of their Technical Proposal. The Technical Evaluation Committee shall evaluate such proposals in accordance within the evaluation criteria and marks specified in the RFP. However, weightage and due consideration shall be given for such technology deployments and relevant on-street parking management experience in Indian cities.
37	Will the evaluation award credit for proposals incorporating higher levels of automated detection and enforcement (reducing friction points between motorists and field staff while improving transparency and enforceability)?	Refer response to Sl. No. 36.
38	Will the evaluation award credit for proposals that address camera line-of-sight constraints on these tree-lined roads (canopy occlusion) within their technical approach?	Refer response to Sl. No. 36.
39	Will the evaluation award credit for solutions offering time-limited parking/ progressive pricing, consistent with DULT Policy 2.0's	Refer response to Sl. No. 36.

	'quishing', a look-alike QR sticker pasted over the genuine code, diverting payments to a fraudster). This is a major problem globally. Will BSCC require payment QR codes to be served on a tamper-resistant, dynamically refreshing platform, and will the evaluation award credit for proposals strengthening QR/ payment security and avoiding fraud and quishing?	
41	Will the evaluation award credit for support of frictionless debit/ credit card payment in addition to QR/ UPI?	Refer response to Sl. No. 36.
42	Citywide on-street parking is complex - balancing no-parking areas, residential streets, safety-hazard zones and curb-policy optimisation. International cities have operated mature parking ecosystems for several decades while adopting new technology, so a partner with proven experience delivering comprehensive solutions to such cities is essential for BSCC rather than merely desirable. Will the evaluation award credit for demonstrable world-class international parking experience?	Refer response to Sl. No. 36.
43	Will the evaluation award credit for (i) local Bengaluru / Karnataka manufacturing of equipment (supporting Make-in-India and local capacity and access), and (ii) demonstrable experience exporting parking management technology to advanced/ regulated markets?	Refer response to Sl. No. 36.
44	Will the evaluation award credit for a structured plan that gives 'teeth' to non-compliance enforcement and automated enforcement (escalation, registered-owner notification, VAHAN-block recovery)?	Refer response to Sl. No. 36.

Copy to: -

1. Copy submitted to the Hon'ble Commissioner, BSCC for kind information.
2. Copy submitted to the Additional Commissioner (Development), BSCC for kind information.
3. Copy submitted to the Superintending Engineer (Zone-1 & 2), BSCC for kind information.
4. Copy submitted to the Executive Engineer, TE & M Cell (Zone-1 & 2), BSCC for kind information.
5. Office Copy.

Chief Engineer (Zone – 2)
Bengaluru South City Corporation